



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

April 23, 2026

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 5-2026: Sonnenburg: Petition to Rezone from C-1 Commercial to R-4 Single and Two Family Residential and B-1 Office-Residential for Property located west of Martin Street and South of Mary Street (Parcel # 382-013-010)

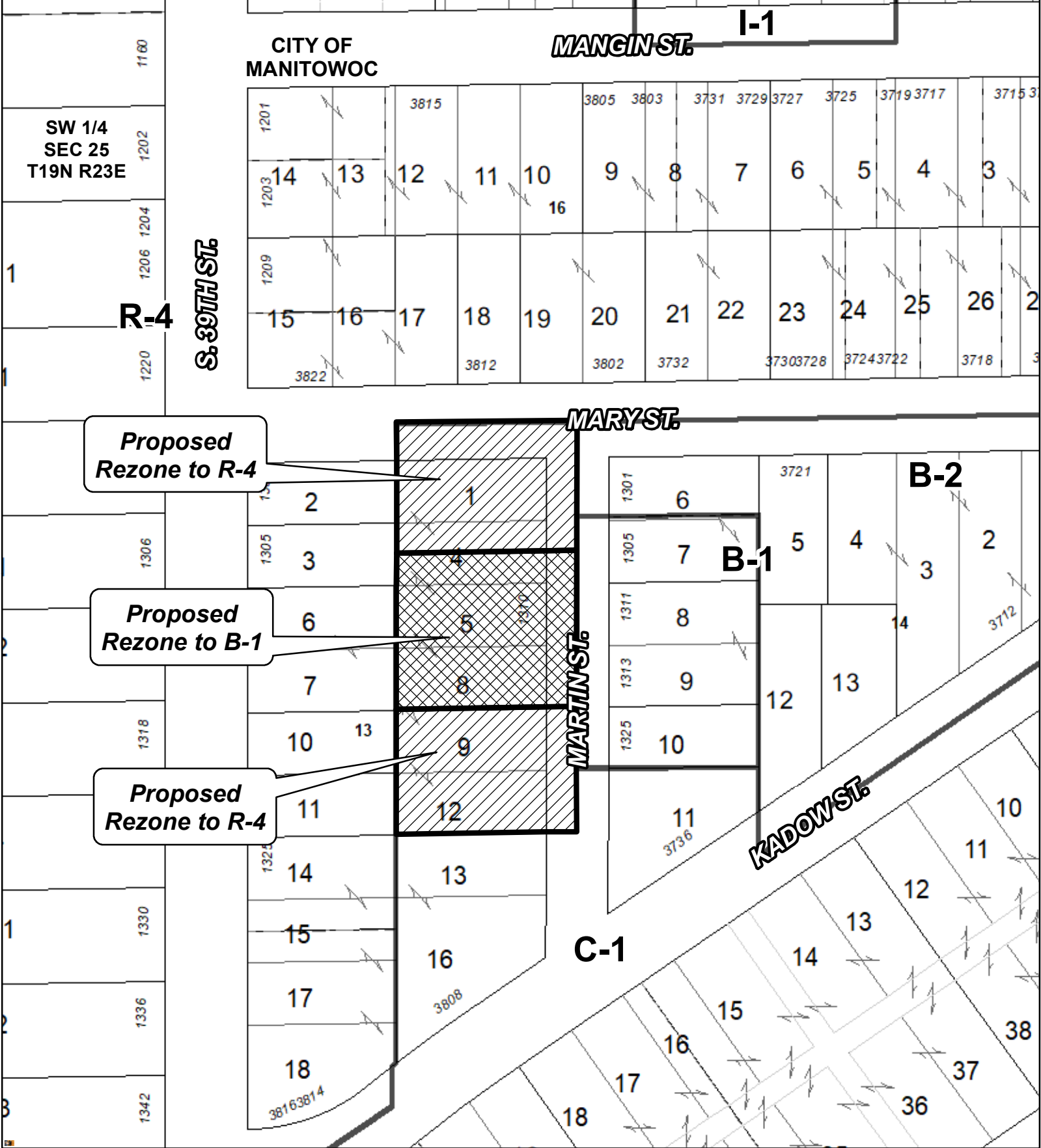
At the April 22, 2026 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

Approve the Change in Zoning from C-1 Commercial to R-4 Single & Two Family Residential and B-1 Office – Residential.

Kevin Sonnenburg
2125 N. Rapids Road
Manitowoc, WI 54220

Granicus #: 26-0330
Attachments: Map & Ordinance

*Community Development Department • Phone (920) 686-6930
CITY HALL • 900 Quay Street • Manitowoc, WI 54220-4543 • Fax (920) 686-6939 • www.manitowoc.org*



Proposed Rezone Property from C-1 Commercial District to B-1 Office-Residential District and R-4 Single- and Two-Family District

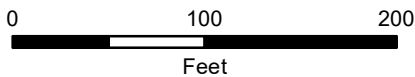
PC 5-2026



DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

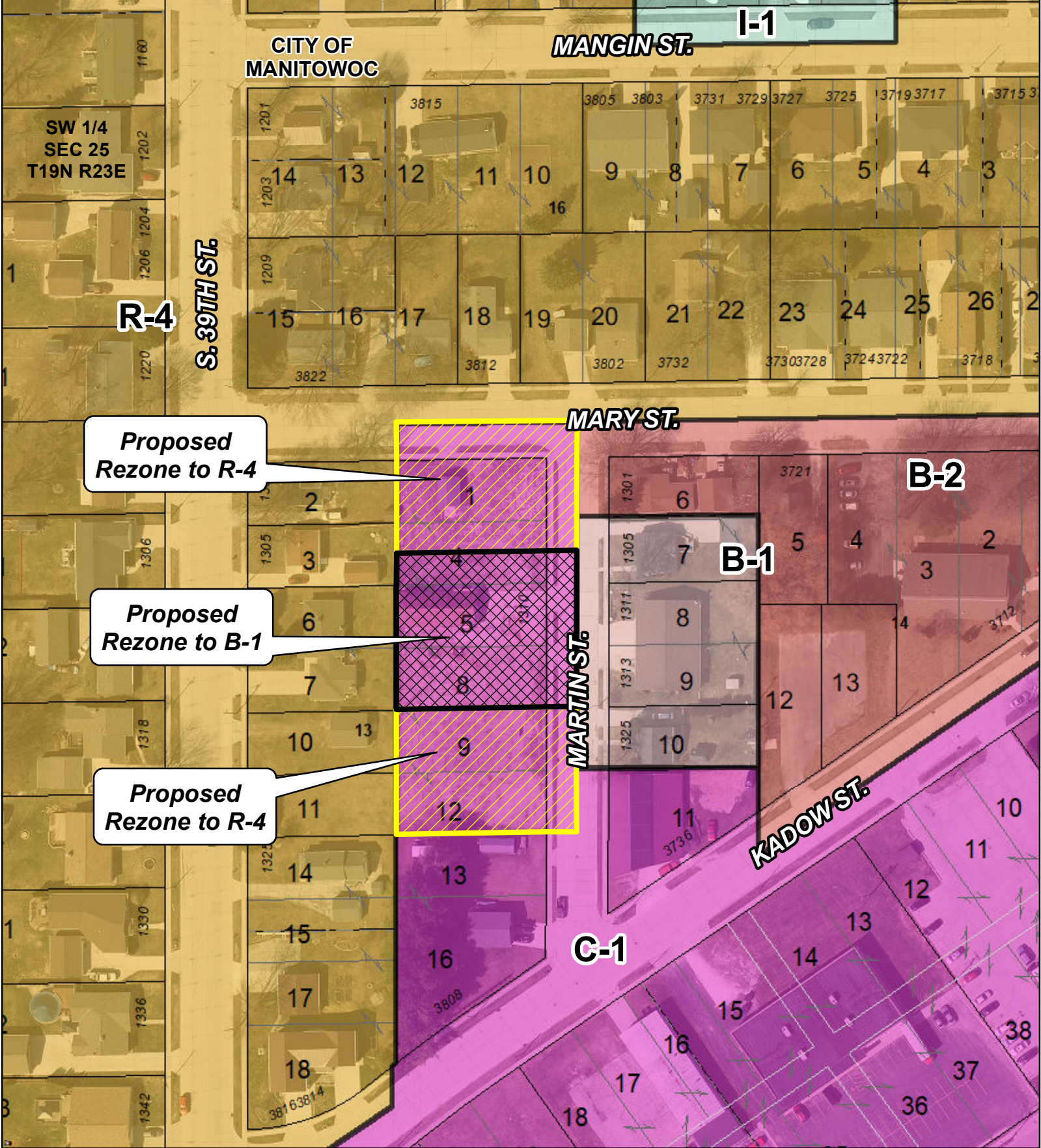
Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 4/13/2026

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Legend

- Proposed Rezone to R-4
- Proposed Rezone to B-1

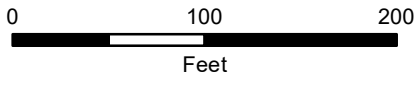


Proposed Rezone Property from C-1 Commercial District to B-1 Office-Residential District and R-4 Single- and Two-Family District

PC 5-2026

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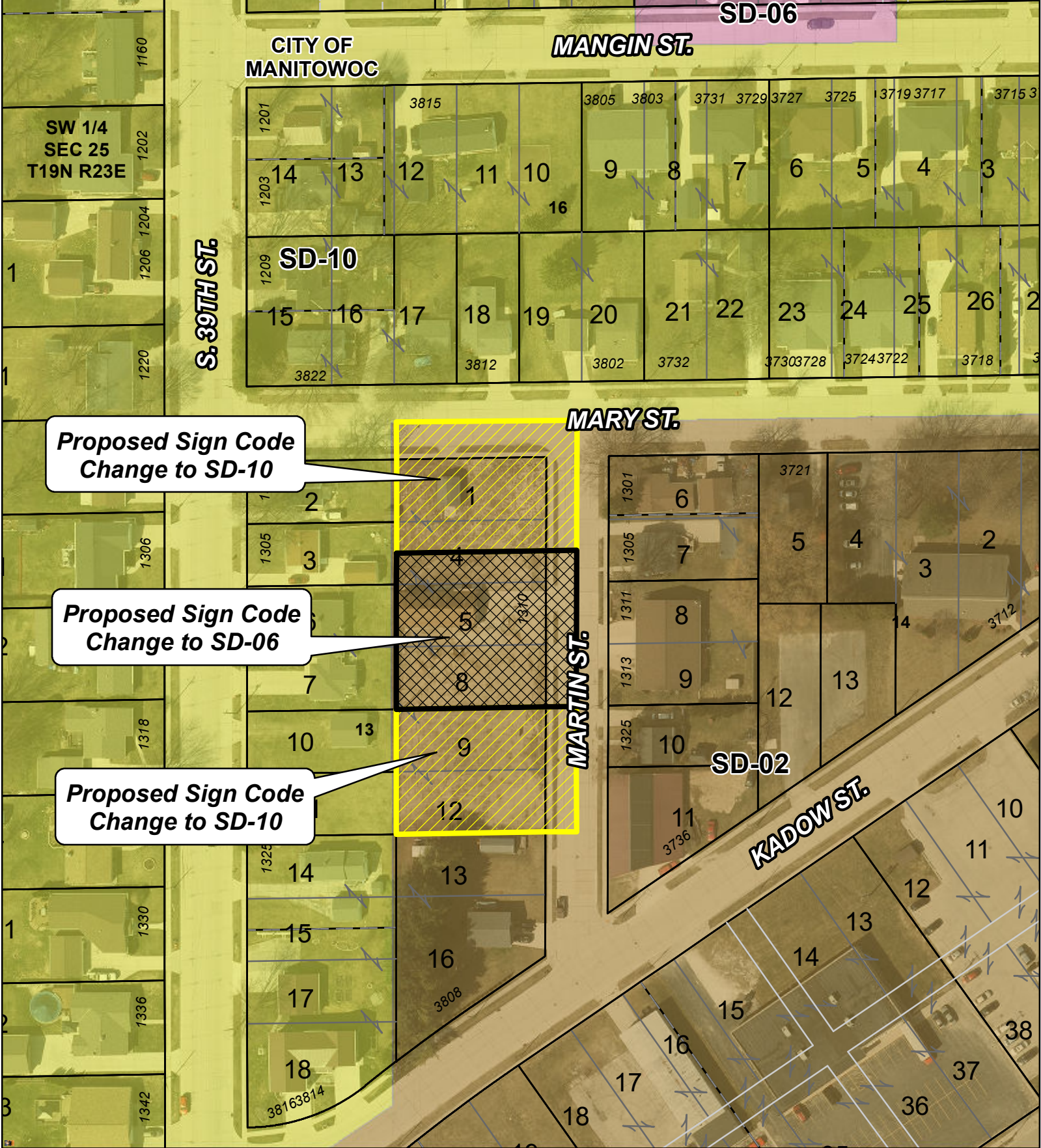
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Legend

Proposed Rezone to R-4

Proposed Rezone to B-1



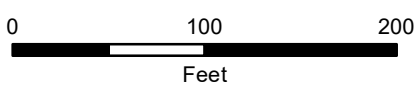
Proposed Sign Code Change from
SD-02 Calumet Avenue Corridor to
SD-06 Neighborhood Commercial
and SD-10 General Residential

PC 5-2026

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Legend

- Proposed Sign Code Change to SD-10
- Proposed Sign Code Change to SD-06

DRAFT

ORDINANCE

An Ordinance amending the amended zone map of the City of Manitowoc entitled: “Zoning Ordinance of the Municipal Code of the City of Manitowoc.”

The Mayor and Common Council of the City of Manitowoc do ordain as follows:

SECTION 1: Section 15.050 of the amended zone map of the City of Manitowoc is amended to provide that: a tract of land located in the SE ¼ of the SW ¼, Section 25, Township 19 North, Range 23 East, in the City of Manitowoc, Manitowoc County, Wisconsin being generally located west of Martin Street, south of Mary Street and north of Kadow Street to be changed from “C-1” Commercial to “R-4” Single and Two Family Residential and “B-1” Office - Residential according to the attached Map.

SECTION 2: Pursuant to MMC 31.890(4), Section 31.820 titled Sign Districts Map shall be amended according to the attached Sign District Map.

SECTION 3: This Ordinance shall take effect the day after its publication.

INTRODUCED _____ ADOPTED _____

Justin M. Nickels, Mayor

APPROVED _____

Fiscal Impact:
Funding Source:
Finance Director Approval: /
Approved as to Form: /